



PLANNING COMMISSION

Meeting of July 14, 2016

City Hall Municipal Council Chambers * 290 North 100 West * Logan, UT 84321 * www.loganutah.org

AGENDA

4:30 p.m. Bus Tour of Agenda Sites The Planning Commission will travel in a city bus to drive by each of the agenda sites for which hearings are scheduled. No decisions are made during the tour. The bus leaves from City Hall and the public is invited.

5:30 p.m.

I. WELCOME

II. **APPROVAL OF MINUTES** from the meeting of June 23, 2016

III. **PUBLIC HEARING** *The following items are scheduled for a public hearing before the Commission. The order of the meeting is for the Chair to read the agenda item. Staff will summarize its report to the Commission. The proponent of the project can make a presentation. Public comment is encouraged. The Commission will close the public hearing and deliberate prior to making a decision.*

PC 16-029 Bridger Neighborhood Downzone [Zone Change] City of Logan/Jed Willets-Mountainland Developers LLC, authorized agent/owner, request a rezone of Logan Gateway and Royal Point Lot #6 from Mixed Residential High (MR-20) back to Mixed Residential Medium (MR-12) to be consistent with the Bridger neighborhood located at 1650 North 400 West (5.3 acres) and 1354 North 200 West (1.8 acres); TIN 04-081-0014;05-041-0056;04-081-0032.

PC 16-030 Deer Pen Rezone & Subdivision [Zone Change & Subdivision] Logan City, authorized agent/owner, request to rezone 33 acres (Deer Pen) from Public (PUB) to 23.42 acres of Recreation (REC), 8.63 acres of Neighborhood Residential (NR-4), and 1 acre of new public roads. The proposed zoning lines will follow the preliminary plat boundary. The request is also to subdivide the 33 acres of City-owned property into 22 residential building lots on 8.63 acres and 2 residual lots on 23.42 acres to be designated as parks/open space located at the Deer Pen property adjacent to 1500 East and Aspen Drive.

PC 16-031 LDC Amendment – 17.46, 17.47 & 17.62 [Code Amendment] Logan City requests to amend the Land Development Code (LDC) Chapters 17.46, 17.47 & 17.62 to define minor subdivisions and the review process for minor subdivisions.

PC 16-032 Berntson Estates – *Requesting to continue to July 28, 2016* [Subdivision Permit] Nate Brockbank/Berntson LLC, authorized agent/owner, request a 112-lot residential subdivision on 29.57 acres located at 1200 East 1400 North in the Neighborhood Residential (NR-6) zone; TIN 05-011-0006.

- Continued -

PC 16-033 South Gateway – Code/FLUP Amendment & Rezone [Code/FLUP Amendment & Rezone] Logan City request to amend the Land Development Code (LDC) Section 17.28 defining the South Gateway Overlay Zone and rezone 68 parcels from Gateway (GW) to Industrial Park (IP), Commercial (COM) and Recreation (REC). The request would also amend the Future Land Use Plan (FLUP) Map to replace Gateway with Industrial, Commercial and Recreation and includes designating and zoning Trapper Park as Recreation on the FLUP and Zoning maps.

WORKSHOP ITEMS for July 28, 2016

IV. ADJOURNMENT

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The Logan City Planning Commission is a quasi-judicial body established for purposes of reviewing applications for development as required by the Land Development Code. The Planning Commission is charged to carry out the growth and development policies of the Municipal Council as expressed in the General Plan and to implement the programs of the plan. The Commission functions as the approval body for certain planning and zoning matters, and reviews and recommends on legislative matters related to planning and zoning, in conformance with Utah law.

As a quasi-judicial body, the decisions made by this body pertain only to matters proposed on the published agenda, upon consideration of facts, reports and testimony provided in evidence of a project. The Commission must rely on substantial evidence in determining whether a project complies with the law. Emotional pleas or personal opinions are not substantive evidence.

Meetings are conducted at the discretion of the Commission, and we ask for your cooperation in maintaining the following:

- a) Consideration of items will occur as indicated on the printed agenda, although the Commission reserves the right to alter the order if the need arises.*
- b) Those speaking are asked to keep comments relevant to the matter being considered.*
- c) Outbursts, including cheers, jeers, and applause are not appropriate as they may discourage those with opposing views from speaking.*
- d) Items involving a large number of people wishing to make comments, a time limit may be imposed.*
- e) Once the public comment portion for a particular item has been closed, no additional public comments are allowed, unless requested by the Commission.*
- f) Anyone wishing to speak is asked to sign in at the podium.*
- g) All public comment and questions will be made into the microphone at the podium to allow for recording of the proceeding.*
- h) The meeting is managed by the Chair. All questions/comments will be directed to the Commission.*